



## HISTORIC PRESERVATION COMMISSION FREDERICK COUNTY, MARYLAND

30 North Market Street, Third Floor Frederick, Maryland 21701 (301) 600-1147



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### CASE NO. DOE 20-01 DETERMINATION OF ELIGIBILITY TO COUNTY REGISTER STAFF REPORT

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#### SUMMARY

**Property:** White Oak Springs  
5310 Striped Maple Street, Frederick, Maryland

**Applicant:** Todd Offutt

Public Hearing to determine eligibility of the property located at 5310 Striped Maple Street, Frederick, White Oak Springs, for designation on the Frederick County Register of Historic Places. Submitted by Todd Offutt, property owner of record.

The public hearing for the determination of eligibility for designation to the Frederick County Register of Historic Places will be held at 7:00 p.m., or thereafter, on January 6, 2021.



## **DESIGNATION STATUS**

The property is listed on the Maryland Inventory of Historic Properties under survey number F-3-230 as the White Oak Springs Farm/Griffin Farm. The property was determined eligible for National Register listing in 2007 under Criterion A and C for its association with broad patterns of agricultural history and historical trends in domestic architecture. At the time of this determination, the property consisted of twelve buildings and structures, including the principal dwelling, a secondary dwelling, a bank barn, and several other agricultural outbuildings. The principal dwelling also, at that time, had a circa 1860 and circa 1950 rear ell extension from the main block of the dwelling.

The farm was sold in the early 2000s to a developer for a single-family housing community. Because a Corps of Engineers permit was required for this development, the Section 106 review process was initiated. Through that process, it was determined that there would be an adverse effect to the White Oak Springs Farm. A Memorandum of Agreement (MOA) was executed between the developer, the Corps, and the Maryland Historical Trust (MHT) which stipulated that the circa 1850 principal dwelling and the circa 1930 addition remain along with the springhouse, while the circa 1860 and circa 1950 additions along with the other buildings could be demolished. The MOA further stipulated that the developer had to market the house for a buyer and also try to find a salvage company to take the building materials. Additionally, the MOA states that rehabilitation plans the buyer proposes for the property must meet the *Secretary of the Interior Standards for Treatment of Historic Properties* and be submitted to MHT for comment.

## **SUPPORTING MATERIALS**

The applicant submitted a completed County Register nomination form, the Maryland Historical Trust Review form, plat map, and digital photographs.

## **SITE VISITS**

Site visit dates are scheduled for Sunday, December 27, 1–3 p.m., and Saturday, January 2, 1-3 p.m. Commissioners who cannot attend either of these dates are urged to familiarize themselves with the exterior on their own time.

## **REVIEW CONSIDERATIONS**

### **1) Analysis**

The documentation provided in the Maryland Inventory of Historic Properties form clearly establishes the architectural and historical significance of the White Oak Springs farm as it appeared in 2007. However, since then the farm has been sold for development as part of a housing community known as the Enclave at Ballenger Run, and the associated agricultural buildings, secondary dwelling, and the circa 1860 and 1950 rear ell additions of the principal

dwelling were demolished. What remains is an approximately one-acre parcel of land that contains the principal brick dwelling dating circa 1850 with a circa 1930 addition. The house has sat vacant for several years. Several of the windows have been boarded up and some windows are missing sashes. Graffiti and ivy cover portions of the structure as well.

While the house has lost its characteristic rear ell, it still maintains much of its circa 1850 integrity. The two-story, five-bay-wide main block is oriented towards the west under a gable roof. End chimneys are located on both gable ends with the northern chimney partially exterior and the southern chimney interior. A three-course corbelled cornice is evident at the top of the wall. The brick walls are a mix of five and nine-course common bond below the level of the window lintels and seven-course common bond above the windows. A two-panel door once topped by a five-light transom is centrally located on the façade and a large marble slab forms the door threshold. Window sashes with six panes are still located in some of the bays while other window openings have been boarded over.

The circa 1930 addition also maintains much of its integrity. Windows with six-light sashes can still be seen, while other windows have boarded over. The standing-seam copper roof is still present over the bay window on the western façade and a corbelled cornice with projecting bricks replicating dentils is still evident. The masonry walls on this addition are predominately in running bond with every seventh course laid in Flemish bond. A massive brick chimney dominates the north wall of this addition.

Additionally, even though the agricultural components are no longer extant, the main dwelling serves as a reminder to the new development of what once was located on the landscape. According to the MIHP inventory form, the house was built by the Mantz family who were noted by Jacob Engelbrecht in his diary to be wealthy property owners and even recording that Casper Mantz was “the richest man in Frederick” at the time of his death in 1839.<sup>1</sup> Single-family homes will surround the property to the north, east, and south. Pike Branch and the stone springhouse formerly associated with the farm are located to the west of the house. A walking trail will be located to the south and west as well.

The 2007 documentation and photography of the property serve as a good record of how the house once appeared and can be used when rehabilitating the property. Because of this previous documentation and the current house maintaining much of its integrity, the property would be eligible for listing under Criteria 6B(1A) and 6B(2A).

## **2) History Summary**

The White Oak Springs house was at one time part of a larger farm complex. According to the Maryland Inventory of Historic Places (MIHP) form for the property, Francis Mantz left his two properties to his son, Casper, following his death in 1823. The properties totaled 393 acres and

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<sup>1</sup> William R. Quynn (editor), *The Diary of Jacob Engelbrecht*. Historical Society of Frederick County, Inc., Frederick, Maryland. 2001: 612.

were described as part of Rocky Creek, Small Hope, Chances Medley, and Pierpoints Discovery. No buildings were associated with this property according to the Frederick County Assessment Record of 1825. However, the 1835 Frederick County Assessment Record mentions a brick house and barn, but it is unclear on which tract of land these buildings were located.

Following Casper's death in 1839, his sister Christina Barr took possession of the farm. It is noted in the MIHP form that at the time of Casper's death, according to *The Diary of Jacob Engelbrecht* "he was the richest man in Frederick County." Bond's 1858 *Map of Frederick County, Maryland* depicts the White Oak Springs farm property of Mrs. C. Barr. In 1862 Christina Barr died. According to the MIHP form, the property was sold at auction in February 1863 with "Farm No. 2, which contained 142 acres and 10 perches, was sold to Henry C. Drill" and according to a 1863 newspaper advertisement, "a brick farm house, log barn, and 'other necessary outbuildings' were located on the property" and featured "meadows, timber, a stream, several springs (including the 'well-known' White Oak Springs), and a young orchard." The Drill family owned the farm until it was sold in 1937 to Richard Griffin. During the time the Drill's owned the property, the secondary dwelling was built and possibly a new barn as well to replace one that burned. The farm produced wheat, oats, corn, potatoes, and hay.

Griffin purchased and adjacent 100-acre farm in 1946 and consolidated the two farms resulting in a 242-acre tract. By 1997 the former 142-acre White Oak Springs Farm had been divided into two parcels, one consisting of 43 acres and the other 99 acres, which were sold to RBG family LLC in 2005.

### **3) Historic, Archaeological, and Cultural Significance Criteria**

The property would be eligible for listing under this category for meeting criteria 6B(1A) as outlined in Chapter 1-23-6B(1) of the Frederick County Code:

- *The property has significant character, interest, or value as part of the development, heritage, or cultural characteristics of the County, state, or nation.*

As mentioned, the Mantz family were noted as wealthy property owners. At the time of Casper Mantz's death in 1839 he was noted in Engelbrecht's diary to be the wealthiest man in Frederick. It's unclear if the brick house was the one mentioned in the 1835 Frederick County Assessment Records, but the farm is definitely noted by 1858 on the Bond *Map of Frederick County, Maryland*. The house, while not in the best condition, still maintains several elements that exemplify the wealth of the Mantz family. The circa 1850 main block of the house is constructed entirely of brick and was noted during the 2007 documentation to have elements of the Greek Revival style. Variations in the brickwork around the front entry were noted suggesting that the dwelling might have had a front entry porch, an important feature in Greek Revival architecture. The circa 1860 addition, while no longer extant, also was masonry with a two-story gallery on the south elevation. The brick section to the east of the former gallery was laid in six-course common bond that had six-over six double-hung wood-sash windows. Four

gable-roofed dormers opened by pairs of casement windows were located on the south slope of the roof. The north elevation wall was trimmed with a corbelled cornice with projecting bricks replicating dentils.

#### **4) Architectural and Design Significance Criteria**

The property is also eligible under this category by meeting for meeting criteria 6B(2A) as outlined in Chapter 1-23-6B(2) of Frederick County Code:

- *The property embodies the distinctive characteristics of a type, period, or method of construction or architecture.*

While the house is currently in a state of disrepair due to vacancy and the recent demolition of the rear circa 1860 ell addition, the house still embodies distinctive characteristics. The two-story, five-bay wide main block is oriented towards the west under a gable roof. End chimneys are located on both gable ends with the northern chimney partially exterior and the southern chimney interior. A three-course corbelled cornice is evident at the top of the wall. The brick walls are a mix of five and nine-course common bond below the level of the window lintels and seven-course common bond above the windows. A two-panel door once topped by a five-light transom is centrally located on the façade and a large marble slab forms the door threshold. Window sashes with six panes are still located in some of the bays.

Additionally, the circa 1930 addition carries many of the features of the earlier portion. The brick is continued on this addition as well as the six-over-six wood window sashes. A project bay is located on the western elevation and is covered with a standing-seam cooper roof. A brick-dentil cornice is located on the west wall.

#### **RECOMMENDATION**

Staff recommends White Oak Springs be determined eligible for designation to the Frederick County Register of Historic Places pursuant to Criterion 6B(1A) and 6B(2A) as described in Chapter 1-23-6B of the County Code.

If the Historic Preservation Commission (HPC) recommends in favor of determining the property eligible for listing based on meeting these criteria, then a letter will be issued to the property owner stating this determination. The property owner may return to the HPC within one year to officially nominate the property to the County Register of Historic Places.